Cauldwell

PROPERTY SERVICES









26 Vernier Crescent, Milton Keynes, MK5 6FE

Offers Over £275,000

CAULDWELL are pleased to offer for sale an executive three bedroom apartment, situated within the sought after Medbourne area (short walk to Shenley Woods). Accommodation comprises; entrance hall, open plan lounge with a Juliet balcony, fitted kitchen/breakfast room with integrated appliances, 4pc ensuite, three double bedrooms and a family bathroom. Outside there is a tandem garage and allocated parking.

Located to the west of Milton Keynes Medbourne is one of our smaller housing developments, with community pavilion and Shenley Wood in the heart of the estate. As Medbourne is close to the Milton Keynes border there are some good walks out through the woods or to the surrounding countryside. In the neighbouring development of Grange Farm there is a local shopping parade which include a convenience shop, salon, coffee shop and Indian Restaurant. Oxley Park Academy (ages 4-11) and the Secondary School The Hazeley Academy are both under 0.6 miles away on foot.

Council tax band: B

Energy rating: B

ENTRANCE HALL
Via commual areas with doors to all rooms. Storage cupboard. Two radiators. Coving to skimmed ceiling. Intercom access.

KITCHEN 11'3" to 14'11" x 13'7" (3.44 to 4.56 x 4.15)
Fitted with a range of wall and base units with worksurfaces incorporating one and half bowl sink drainer and mixer tap. Built in double oven, four ring hob and extractor hood. Built in microwave. Plumbing for washing machine and built in fridge freezer. Wall mounted boiler. Skimmed ceiling with inset lighting Double glazed window to rear. Built in dishwasher. Radiator. Open to living room.

LIVING ROOM 16'7" x 12'2" (5.06 x 3.72)
Double glazed French doors leading to Juliette balcony to rear. Two radiators.

BEDROOM ONE 13'10" x 11'9" to 9'6" (4.23 x 3.60 to 2.92)
Double glazed window to front. Radiator. Coving to skimmed ceiling. Door to four piece ensuite.

ENSUITE
Four piece suite comprising double tiled shower cubicle, bidet. low level wc and wash hand basin. Frosted double glazed window to front. Radiator. Part tiled walls and tiled flooring,. Extractor. Skimmed ceiling. Shaver point.

BEDROOM TWO 9'11" x 13'3" (3.03 x 4.05)
Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM THREE 11'8" x 8'1" (3.58 x 2.47)
Double glazed window to front. Radiator. Coving to skimmed ceiling.

BATHROOM
Three piece suite comprising panelled bath with shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Frosted double glazed window to front.

TANDEM GARAGE
Up and over door. Allocated parking.

LEASE DETAILS
Vendors advised of 125 year lease with 101 years remaining. £200 ground rent. £1500 pa Service charge. Details to be verified.

At the time of preparing these details we were unable to verify the lease, maintenance and ground rent charges. Should you proceed with the purchase of this property, these details must be verified by your solicitor.

All measurements are approximate.
The area measurements are taken from the government EPC register.
The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

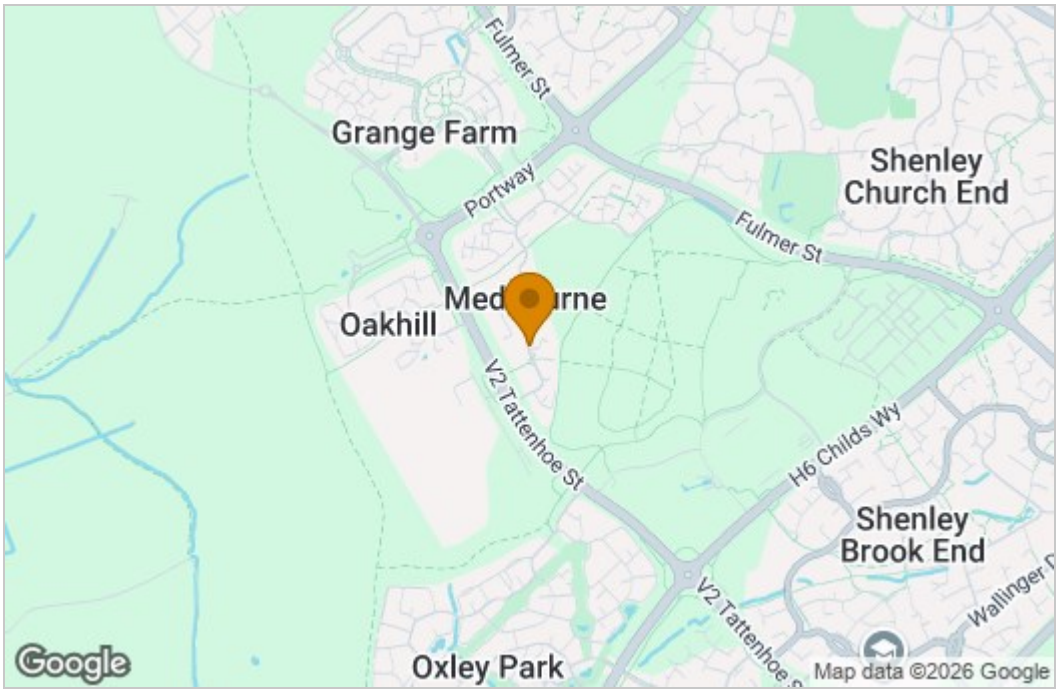
The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

We routinely refer customers to Franklins solicitors, Gough Thorne and The Mortgage Store. It is your decision whether you choose to deal with them, in making that decision, you should know that we receive a referral fee in the region of £80 to £250 for recommending you to them

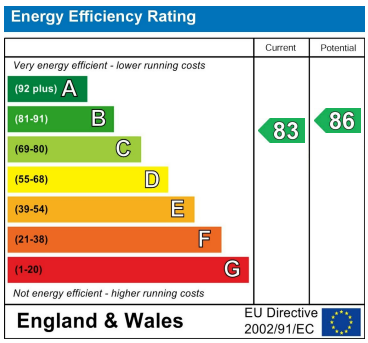
All clients are subject to identity and source of funds checks. We use a third party company to complete these for us. The charge is £60 inc vat per transaction which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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